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GRANT OF EASEMENT

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THIS INDENTURE, made the 25th day of September,

1962, between the United States of America, acting by and through the Department of the Navy, hereinafter referred to as the Government, and Harvey Aluminum (Incorporated), hereinafter referred to as the Grantee.

FEE \$ 6.00 B

WHEREAS, the Government is the owner in fee simple of a parcel of land situate at the Naval Weapons Industrial Reserve Plant, Torrance, California, hereinafter referred to as the Plant; and

WHEREAS, the Grantee has requested the conveyance of an easement for the construction, installation, maintenance, operation and repair of two (2) twelve (12) inch sewer pipelines and of one (1) four (4) inch sewer pipeline through and under the aforesaid Government-owned parcel of land, as delineated on the plan annexed hereto; and

WHEREAS, the Secretary of the Navy has found that the grant of an easement on the terms and conditions hereinafter stated will be in the public interest and will not substantially injure the interests of the Government in the property affected:

NOW, this Indenture witnesseth that, in consideration of Three Hundred Dollars (\$300.00) paid by the Grantee to the Government, the Government, pursuant to the authority of Title 10, U. S. Code, Section 2659, hereby grants unto the said Grantee, its successors and assigns, for a period of fifty (50) years from the date hereof, an easement for the construction, installation, maintenance, operation and repair of two (2) twelve (12) inch sewer pipelines and of one (1) four (4) inch sewer pipeline, hereinafter referred to as the Lines, such easement to be confined through and under the following described land, hereinafter referred to as the Premises:

RECORDING REQUESTED BY

Louis E. Viereck

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CALIF.

20 ^{MIN} 2 P.M. OCT 3 1962

RAY E. LEE, County Recorder

That portion of the Rancho San Pedro, in the City of Los Angeles, County of Los Angeles, State of California, included within a strip of land 5.00 feet in width, lying 2.50 feet, when measured at right angles, on each side of the following described center line:

12-INCH SEWER PIPELINE, PARCEL NO. 1

BEGINNING at a point in the Easterly line of the land described in Parcel 2 by deed recorded August 28, 1959, in Book D-586, Page 796, Official Records, in the office of the County Recorder of said Los Angeles County, distant thereon North 0° 02' - 12" West, 446 feet from the Southeast corner thereof; thence North 89° 57' - 48" East, 69.8 feet, more or less, to the center of an existing sanitary sewer man-hole, containing 0.01 acre, more or less.

12-INCH SEWER PIPELINE, PARCEL NO. 2

BEGINNING at a point in the Easterly line of the land described in Parcel 2 by deed recorded August 28, 1959, in Book D-586, Page 796, Official Records, in the office of the County Recorder of said Los Angeles County, distant thereon North 0° 02' - 12" West, 1245 feet from the Southeast corner thereof; thence North 89° 57' - 48" East, 67.7 feet, more or less, to the center of an existing sanitary sewer man-hole, containing 0.01 acre, more or less.

4-INCH SEWER PIPELINE, PARCEL NO. 3

BEGINNING at a point in the Easterly line of the land described in Parcel 2 by deed recorded August 28, 1959, in Book D-586, Page 796, Official Records, in the office of the County Recorder of said Los Angeles County, distant thereon North

0° 02' - 12" West, 46.75 feet from the Southeast corner thereof; thence North 89° 57' - 48" East, 50.64 feet; thence South 45° 02' - 12" East, 40.00 feet, more or less, to the center of an existing sanitary sewer man-hole, containing 0.01 acre, more or less.

THIS EASEMENT is granted subject to the following terms and conditions:

1. That all work, including the relocation of Government-owned property required by or in connection with the construction, operation, maintenance and repair of the Lines, shall be done without cost or expense to the Department of the Navy and in accordance with plans previously approved by the Director, Southwest Division, Bureau of Yards and Docks, hereinafter referred to as the Director.

2. That all Government property which must be moved because of the construction, operation, maintenance and repair of the Lines shall be relocated or replaced by the Grantee to the satisfaction of the Bureau of Naval Weapons Representative, Long Beach, hereinafter referred to as the BUWEPS Representative.

3. That the Grantee, shall, without cost or expense to the Department of the Navy, and at the option of and to the satisfaction of the BUWEPS Representative, promptly repair or replace all Government property damaged or destroyed as a result of the construction, maintenance, operation and repair of the Lines.

4. That the Grantee shall promptly restore or replace existing ground cover damaged or destroyed by the construction, maintenance, operation or repair of the Lines, said restoration or replacement to be accomplished to the satisfaction of the BUWEPS Representative.

5. That the Grantee shall maintain the Lines in good condition and shall promptly make all repairs thereto which may be necessary for the operation and the maintenance of said Lines.

6. That if at any future time it is determined by the Government that the easement herein granted interferes with Government activities, the Grantee shall relocate any construction or installations at its expense, provided that the Lines (or any of them) are located in such manner as to serve the then existing facilities of Grantee.

7. That all or any part of the easement herein granted may be terminated for failure on the part of the Grantee to comply with any of the terms and conditions of this grant. This easement shall terminate upon abandonment of the rights granted herein or upon non-use of such rights for a period of two consecutive years.

8. That the easement herein granted shall terminate upon the termination of that certain easement deed dated August 7, 1962, and identified as Grant of Easement NOy(R)-62915, by which the Government conveyed a right of way for sewer purposes to the Los Angeles County Sanitation District No. 5; the Lines to be constructed and used by the Grantee will discharge sewage into the sewer system existing in and through the easement area conveyed by said Grant of Easement NOy(R)-62915.

9. That upon termination of the easement granted herein, if desired by the Government, the Grantee, at its expense, shall remove any and all improvements installed or constructed hereunder and restore the Premises to the same or as good condition as that which existed prior to the exercise by the Grantee of its rights hereunder, such restoration to be effected to the satisfaction of the Director.

10. That the Grantee's rights hereunder shall be subject to such rules and regulations as may be promulgated by the Government to insure that the exercise of such rights shall not interfere with the Plant.

11. That the Government may use the Premises which are the subject of this easement for any purpose which does not

create an unreasonable interference with the use and enjoyment by the Grantee of the easement rights granted herein.

IN WITNESS WHEREOF, the Government, acting by and through the Department of the Navy, has caused this instrument to be executed the day and year first above written.

UNITED STATES OF AMERICA

Approved as to Form

By C. J. C. [Signature]
Council for
SOWESTDIVDOCKS

By R. E. Thomas, Jr. [Signature]
by direction of the Chief of
the Bureau of Yards and Docks,
acting under direction of the
Secretary of the Navy

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.

On this 25th day of September, in the year
1962, before me Marie H. Wendt, a Notary Public in
and for said County and State, personally appeared

R. E. Thomas, Jr., known to me to be the person whose
name is subscribed to the within instrument, and acknowledged
that he executed the same by direction of the Chief of the
Bureau of Yards and Docks, acting under the direction of the
Secretary of the Navy, U.S.A.

Marie H. Wendt [Signature]
Notary Public

My Commission Expires June 5, 1966

SEE DOCUMENT NO. 151, RECORDED IN BOOK 2586
PAGE 781, OFFICIAL RECORDS DATED 28th AUGUST 1959

WARRIS ALUMINUM (INC.)

SCALE 1" = 100'

